
S-4372
TITUS MINOR SUBDIVISION
Minor-Sketch Plan

STAFF REPORT
April 25, 2013

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioner and property owner Margaret Titus, represented by R. W. Gross and Associates, is seeking primary approval of a two lot subdivision on 4.435 acres, located on the north side of US 52, approximately 1/2 mile west of CR 500 W, in Shelby 5 (NE) 23-5.

AREA ZONING PATTERNS:

The site is zoned Select Agricultural (AA) as is all surrounding property. There has been one parcel created from the parent tract (P94-81). This two-lot minor will leave one development right on the 15.899 acre tract remaining.

AREA LAND USE PATTERNS:

Both lots currently have a single-family dwelling. Other land in the vicinity is either farmed, wooded, or large-lot residential.

TRAFFIC AND TRANSPORTATION:

US 52 is classified as a divided primary arterial by the adopted county *Thoroughfare Plan*. The required 150' wide right-of-way is already in place, so neither a dedication of right-of-way, nor a mortgage affidavit, is necessary. The two lots will continue to share a common off-site access. An access easement will need to be recorded and shown on the final plat. Any new driveway would require the approval of INDOT.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

The County Surveyor's Office has approved the drainage on site. A letter from the County Health Department states that, "Both lots contain single-family dwellings served by existing on-site sewage disposal systems. The Health Department is satisfied that this subdivision can meet requirements...[of both state and county ordinances]."

CONFORMANCE WITH UZO REQUIREMENTS:

Setbacks shown are correct. Lot width and area for both lots meet ordinance standards.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

- A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.
4. An off-site ingress-egress easement shall be recorded and referenced on the final plat.